

Caroline Ford – Principal Planning Officer  
Development Management Division  
Environment and Place  
Cherwell District Council  
Bodicote House  
Bodicote  
Banbury  
OX15 4AA

**Adams Hendry Consulting Ltd**

Sheridan House  
40-43 Jewry Street  
Winchester  
SO23 8RY

T 01962 877414

[www.adamshendry.co.uk](http://www.adamshendry.co.uk)

Email:

[a.collier@adamshendry.co.uk](mailto:a.collier@adamshendry.co.uk)

Our Ref:

EW/1708\_26112021

Your Ref:

21/03558/OUT

Project No:

EW/1708

26<sup>th</sup> November 2021

**BY EMAIL ONLY**

Dear Ms Ford,

**Re: 21/03558/OUT- Land On The North East Side Of Gavray Drive, Bicester  
Residential development for up to 250 dwellings including affordable housing and ancillary uses  
including retained Local Wildlife Site, public open space, play areas, localised land remodelling,  
compensatory flood storage, structural planting and access (Outline Application)**

Adams Hendry Consulting Ltd submit this response to planning application 21/03558/OUT on behalf of our client, East West Rail Company (EWR Co).

EWR Co supports the principle of development in the area as this aligns with EWR Co's objective to facilitate economic growth within the Oxford – Cambridge corridor. During spring 2021, EWR Co held a non-statutory public consultation which set out the emerging proposals for the proposed new rail link between Oxford and Cambridge, encompassing the construction of a new section of railway between Bedford and Cambridge.

The consultation confirmed that it is the intention of EWR Co to close all existing level crossings along the existing rail route and replace these with safer and quicker alternatives for vehicles, enabling a faster, more frequent, and more reliable train service.

**Gavray Drive and Bicester London Road level crossing**

Six different concepts for how and where the existing Bicester London Road level crossing could be replaced were identified in the non-statutory consultation document. Concept 6 in the non-statutory consultation document identified the possibility for a new bridge over the railway to the east of the existing Bicester London Road level crossing at Gavray Drive (see Figure 1). At present, EWR Co can confirm that a decision on which of the crossing options is the preferred option has yet to be made.

**Potential conflict between 21/03558/OUT and EWR**

Until EWR Co confirm which of the crossing options is the preferred option to replace the Bicester London Road level crossing, EWR Co requests that the search area identified for the concept 6 option at Gavray Drive is taken account of within the layout for the proposed residential development at Gavray Drive. As

this is currently an outline application, the masterplans (P15 and P16) included within the outline application are only for illustrative purposes. EWR Co does not therefore object to application 21/03558/OUT at this stage on the basis that if the Local Planning Authority are minded to grant permission for this outline planning application, then there is no condition attached that lists either illustrative masterplan as an approved plan or requires compliance with the illustrative masterplans.

Should permission be granted for the outline planning application, EWR Co requests that any subsequent Reserved Matters applications which are submitted prior to the announcement of the preferred crossing option, take account of the potential concept 6 crossing. EWR Co would be willing to work with the applicant in looking at accommodating concept 6 within the future layout plan for the development during this period and up to the point that the preferred Bicester London Road crossing option is announced (during 2022). It is recognised that the amount of land which may be required for the crossing option, including all earthworks, could have implications for the overall residential capacity of the site, however the wording of the outline application 'up to 250 dwellings' would appear to provide flexibility for this, whilst EWR Co would look to minimise any impact on residential capacity as far as possible.

### **Timeframe**

EWR Co is developing a red line boundary to define the extent of its proposed works, as part of the preparation of a Development Consent Order (DCO) application. The extent of the East West Rail red line boundary will be determined by the preferred route alignment option, and the preferred crossing options which are to be taken forward. EWR Co will present the proposed red line boundary and further information on the preferred options as part of the statutory consultation which is currently scheduled to take place in 2022.

### **Summary**

EWR Co encourages the applicant to get in touch with Adams Hendry at the email address above at the earliest opportunity, to commence a dialogue between EWR Co and the applicant, to ensure that neither interest is unduly prejudiced from the potential development of the concept 6 crossing option.

EWR Co reserve the right to make further representations to Cherwell District Council on the proposed application once discussions / correspondence has taken place. EWR Co will continue to engage closely with officers at the Council as plans for the railway are developed and would be happy to meet with Council officers if further information is required.

Yours sincerely,

*A.J. Collier*

Adam Collier  
Principal Planner  
For Adams Hendry Consulting Ltd on behalf of East West Rail Co.

**Figure 1: Bicester London Road level crossing – identified search areas for new crossings**

